141.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,454,800 / 1,454,800
					USE VALUE:	1,454,800 / 1,454,800
					ASSESSED:	1,454,800 / 1,454,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN ROBERT M
Owner 2:	SHEEHAN KOMENDA ROSEMARY A
Owner 3:	
Street 1:	70 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KULP JAMES E--ETAL -
Owner 2:	PAWELCZYK CATHY A -
Street 1:	70 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 24,446 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1890, having primarily Clapboard Exterior and 2566 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	24446.000	599,200		855,600	1,454,800
Total Card	0.561	599,200		855,600	1,454,800
Total Parcel	0.561	599,200		855,600	1,454,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.06 | /Parcel: 567.0

Legal Description

User Acct 90760

GIS Ref

GIS Ref

Insp Date 03/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	598,800	0	24,446.	855,600	1,454,400	1,454,400	Year End Roll	12/18/2019
2019	101	FV	464,100	0	24,446.	855,600	1,319,700	1,319,700	Year End Roll	1/3/2019
2018	101	FV	464,100	0	24,446.	757,800	1,221,900	1,221,900	Year End Roll	12/20/2017
2017	101	FV	464,100	0	24,446.	635,600	1,099,700	1,099,700	Year End Roll	1/3/2017
2016	101	FV	464,100	0	24,446.	635,600	1,099,700	1,099,700	Year End	1/4/2016
2015	101	FV	413,200	0	24,446.	550,000	963,200	963,200	Year End Roll	12/11/2014
2014	101	FV	413,200	0	24,446.	531,700	944,900	944,900	Year End Roll	12/16/2013
2013	101	FV	413,200	0	24,446.	506,000	919,200	919,200		12/13/2012

!10903!

PRINT

Date	Time
12/11/20	01:08:33

LAST REV

Date	Time
11/14/19	15:26:58

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10903

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KULP JAMES E--E	44515-28		6/30/2005		1,101,000	No	No		
	18683-455		11/1/1987		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	960	Redo Kit	20,000	C				
7/1/2016	922	Re-Roof	9,400		7/1/2016			Strip and re-roof.
4/4/2013	483	Manual	21,500	C				
10/12/2007	932	Manual	1,200	C		G8	GR FY08	install 3 8 foot f
8/16/2006	689	Dormers	30,626	C				BLD DRMR RENO 2 BT

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
3/27/2012	Inspected	BR	B Rossignol
3/10/2009	Inspected	163	PATRIOT
1/12/2009	Entry Denied	345	PATRIOT
2/27/2007	Permit Visit	BR	B Rossignol
12/30/2005	MLS	HC	Helen Chinal
4/10/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		24446		Sq. Ft.	Site		0	70.	0.50	8									855,610						855,600	

Total AC/HA: 0.56120 | Total SF/SM: 24446 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 855,610 | Spl Credit | Total: 855,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10190439
Const Adj.:	1.01989794
Adj $ / SQ:	140.479
Other Features:	110400
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736088
Depreciation:	136912
Depreciated Total:	599175

COMMENTS

LOTS 141-3-17 AND 18A COMBINED TO 24446 IN AUG/1996..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	3		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

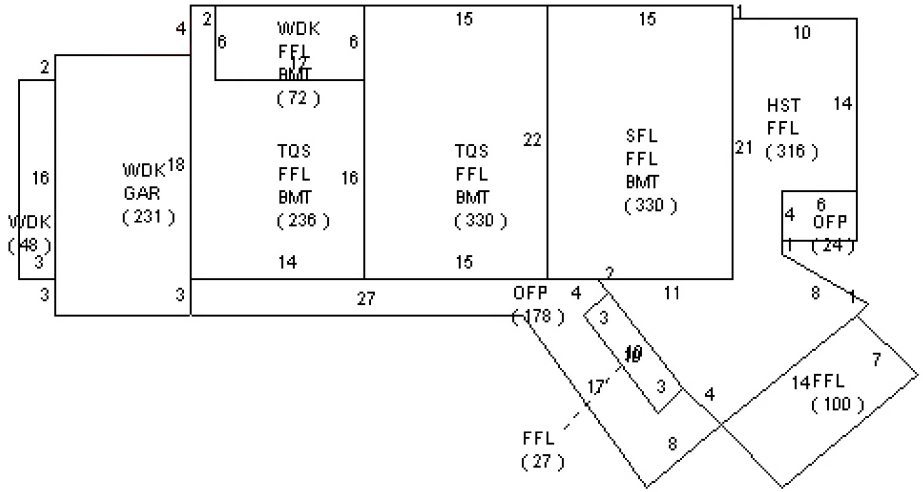
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	205.10
Special Features:	0	Val/Su Net:	147.01
Final Total:	599200	Val/Su SzAd	257.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,411	140.480	198,216
BMT	Basement	968	54.790	53,034
TQS	3/4 Story	425	140.480	59,633
WDK	Deck	351	9.030	3,168
SFL	Second Floor	330	140.480	46,358
GAR	Garage	231	26.340	6,084
OFP	Open Porch	202	25.160	5,082
HST	Half Story	158	140.480	22,196
	Net Sketched Area:	4,076	Total:	393,771
Size Ad	2323.5	Gross Are	4375	FinArea 2566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: